

**LAND BOARD AGENDA ITEM**  
**September 15th, 2008**

**SET MINIMUM BID FOR LAND BANKING PARCELS # 220, 341, 399,  
400, 401, 402, 404, 405, 406, 407, 408, 413, 416, 421, 422, 426, 427, 428,  
429, 430, 432, 433 & 494  
CHOUTEAU COUNTY**

**Seller:** State of Montana, Department of Natural Resources and Conservation

**Nominator:** Parcel 220 – Lessee Sam Schaner  
Parcel 341 – Lessee Helen Fultz  
Parcels 399, 400, 401, 402, 404, 405, 406, 407, 408, 413, 416, 421, 422, 426, 427, 428, 429, 430, 432, 433 & 494 - Department of Natural Resources and Conservation, Northeast Land Office.

**Location:** Parcel 220 – 21 miles west of Fort Benton  
Parcel 341 – 24 miles northeast of Fort Benton  
Parcels 399, 400 & 401 – 32 to 35 miles southeast of Fort Benton  
Parcel 402 – 20 miles east of Great Falls  
Parcel 404 – 5 miles south of Fort Benton  
Parcel 405 – 9 miles south of Fort Benton  
Parcels 406 & 407 – 8 miles west of Fort Benton  
Parcel 408 – 18 miles east of Fort Benton  
Parcel 413 – 6 miles north of Fort Benton  
Parcel 416 – 12 miles north of Fort Benton  
Parcel 421 – 42 miles northeast of Fort Benton  
Parcel 422 – 20 miles north of Fort Benton  
Parcel 426 & 427 – 49 miles northeast of Fort Benton

Parcel 428 – 48miles northeast of Fort Benton

Parcels 429, 430 & 432 – 54miles northeast of Fort Benton

Parcels 433 & 494 – 27 miles north of Fort Benton

**Property Characteristics:** Parcels 220, 341, 399, 400, 401, 402, 404, 405, 406, 407, 408, 413, 416, 421, 422, 426, 427, 428, 429, 430, 432, 433 & 494 – Remote, smaller grazing land parcels, except 8 acres of ag land on parcel 401

**Access:** Parcel 220 - This tract is publicly accessible but has low recreational use value due to its size and isolation from other public lands.

Parcel 413 – has county road access

Parcels 341, 399, 400, 401, 402, 404, 405, 406, 407, 408, 416, 421, 422, 426, 427, 428, 429, 430, 432, 433 & 494 – are not legally accessible to the general public because they are surrounded by private land.

#### **Agency Recommendation:**

Based on appraised values, the Director recommends the minimum bid amounts as follows:

<b>Sale #</b>	<b># of Acres</b>	<b>Appraised Value With Access</b>	<b>Recommended Minimum Bid</b>	<b>Trust</b>
220	80	\$ 24,000	\$ 24,000	State Industrial School
341	40	\$ 10,000	\$ 10,000	Common School
399	102.83	\$ 25,708	\$ 25,708	Common School
400	80	\$ 20,000	\$ 20,000	Common School
401	40	\$ 13,800	\$ 13,800	Common School
402	80	\$ 20,000	\$ 20,000	State Industrial School
404	40	\$ 10,000	\$ 10,000	Schools of Mines
405	40	\$ 10,000	\$ 10,000	Schools of Mines
406	40	\$ 10,000	\$ 10,000	State Industrial School
407	40	\$ 10,000	\$ 10,000	State Industrial School
408	45.47	\$ 11,368	\$ 11,368	Common School
413	80	\$ 20,000	\$ 20,000	Common School

<b>Sale #</b>	<b># of Acres</b>	<b>Appraised Value With Access</b>	<b>Recommended Minimum Bid</b>	<b>Trust</b>
416	40	\$ 10,000	\$ 10,000	State Industrial School
421	40	\$ 10,000	\$ 10,000	Common School
422	40	\$ 10,000	\$ 10,000	State Industrial School
426	40	\$ 10,000	\$ 10,000	Public Buildings
427	40	\$ 10,000	\$ 10,000	Common School
428	40	\$ 10,000	\$ 10,000	Public Buildings
429	40	\$ 10,000	\$ 10,000	Public Buildings
430	40	\$ 10,000	\$ 10,000	Public Buildings
432	40	\$ 10,000	\$ 10,000	Public Buildings
433	40	\$ 12,760	\$ 12,760	State Industrial School
494	38.92	\$ 9,730	\$ 9,730	State Industrial School